

"Dedicated to the Health  
Of the Whole Community"



**Administration**  
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November 14, 2005

Susan Walsh, AICP  
Senior Planner, Planning Services Division  
Planning, Building and Code Enforcement  
City of San Jose  
200 East Santa Clara Street  
San Jose CA 95113-1905

Re: Coyote Valley Specific Plan: Medical Services Focus Group  
11/22/05 Agenda Item: Provision of Community Health Services

Dear Ms. Walsh:

Based on your forecast of the future Coyote Valley population and assuming it translates into some 15-20% being clinic patients, we estimate this would create a need for some 15 providers (including internists, obstetrician-gynecologists, pediatricians, ophthalmologists-optometrists, and dentists) and a 50,000-sq.-ft. building. Attached is a preliminary space listing and rough cost estimate for such a building.

Complementing the main health center (the "hub" if you will), we envision a small "store-front" doctors' office (a "spoke") providing basic primary-care services for those Coyote Valley residents most geographically distant from the main health center.

Looking forward to our November 22nd meeting.

Sincerely,

Robin Roche, Director  
Ambulatory and Community Health Services

Attachments: A - Space Listing  
B - Cost Estimate

**HEALTH CENTER - COST ESTIMATE****Premises**

50,000 bldg. gross sq. ft.  
 2 floors (no basement)  
 5-6 acre site with surface parking  
 5 parking spaces per 1,000 sq. ft.  
 Construction start in Fall 2005  
 Need to add cost rise to actual schedule:  
     Assume 2 years to design and bid and 2 years to construct and activate  
     Cost rise somewhere between 4% & 10% per year  
     For example, if programming and design started in Fall 2006, add 3 years of cost rise

**Cost Estimate**

Construction cost including:	\$20,000,000
Site preparation and development	
Building	
General conditions & contractor's fees	
Architectural & engineering fees	\$1,800,000
Local jurisdictions & other fees, testing services, etc	\$800,000
Voice & data cabling, switches, routers, etc	\$800,000
Allowance for change orders during construction	\$2,000,000
Project contingency	\$1,700,000
<b>TOTAL (excluding cost rise)</b>	<b>\$27,100,000</b>

**Exclusions:**

Land cost  
 Furniture & equipment  
 Project management  
 Construction management

<b>HEALTH CENTER - SPACE LISTING</b>
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15 providers (e.g., 6 internists, 3 ob-gyn, 4 pediatricians, 1 eye, 1 dentist)  
 37 exam rooms (33 primary care, 2 eye rooms, 2 dental operatories)  
 3 immunization rooms  
 2-story building

	Sq Ft Ea	Total Sq Ft
<b>ADULT MEDICINE CLINIC</b> (including Ophthalmology/Optometry & Dentistry Clinics)		7,332
76 Waiting (chairs)	17	1,292
5 Reception/Registration (stations)	105	525
2 Copy	65	130
8 Nurses Station (stations)	70	560
1 Viewing Area	70	70
8 Office, Provider	110	880
1 Office, Chronic Disease Case Mgr	110	110
1 Office, Diabetes Educator	110	110
1 Office, Financial Counselor	110	110
1 Office, Nutritionist	110	110
1 Office, Social Worker	110	110
1 Office, Secretary	110	110
15 Exam - Adult Medicine	110	1,650
2 Exam - Ophthalmology/Optometry	120	240
2 Operator - Dentistry	110	220
1 Triage	110	110
1 Treatment	170	170
2 Clean Utility w/ Meds	110	220
1 Soiled Utility	110	110
1 Dental Storage/Processing	110	110
1 Storage	110	110
4 Restroom - Patient	55	220
1 Restroom - Staff	55	55
<b>OBSTETRICS &amp; GYNECOLOGY AND PEDIATRICS CLINICS</b> (including Immunization Program)		7,425
60 Waiting (chairs)	17	1,020
6 Reception/Registration (stations)	105	630
2 Copy	65	130
8 Nurses Station (stations)	70	560
1 Viewing Area	70	70
7 Office, Provider	110	770
1 Office, CPSP (RN)	110	110
1 Office, CPSP (PHA)	110	110
2 Office, Financial Counselor	110	220
1 Office, Secretary	110	110
18 Exam	110	1,980
1 Triage	110	110
1 Pediatric Testing (Audio-Visual)	110	110
2 Treatment	170	340
1 Immunization Load	110	110
3 Immunization Injection	110	330
2 Clean Utility w/ Meds	110	220
1 Soiled Utility	110	110
1 Storage	110	110
4 Restroom - Patient	55	220
1 Restroom - Staff	55	55
<b>WIC</b>		2,348
24 Waiting (chairs)	17	408
3 Reception/Registration (stations)	105	315
1 Support Area	315	315
1 Voucher Storage	35	35
6 Office, Nutritionist	110	660
1 Classroom	460	460
1 Classroom Storage	100	100
1 Restroom - Staff	55	55
<b>LABORATORY</b>		1,096
14 Waiting (chairs)	17	238
0.5 Reception/Registration (stations)	120	60
2 Phlebotomy (stations)	110	220
1 Phlebotomy - Pediatric	110	110
1 Restroom - Patient (Specimen)	55	55
1 Laboratory	330	330
0.5 Storage/Lockers	110	55

	Sq Ft Ea	Total Sq Ft
0.5 Restroom - Staff	55	28

		Sq Ft Ea	Total Sq Ft	
<b>RADIOLOGY</b>				1,216
	10	Waiting (chairs)	17	170
	0.5	Reception/Registration (stations)	120	60
	4	Gowned Waiting	17	68
	1	Linen Cart	5	5
	3	Dressing Booth, Handicapped	35	105
	1	Tech. Workroom	200	200
	1	Imaging, Radiographic, General	270	270
	1	Imaging, Mammography	200	200
	1	Restroom - Patient	55	55
	0.5	Storage/Lockers	110	55
	0.5	Restroom - Staff	55	28
<b>PHARMACY</b>				2,450
	15	Waiting (chairs)	17	255
	1	Queuing	250	250
		Sales Area:		
	5	Work Area/Intake, Pick-up, Consult	40	200
	1	Work Area/Consultation	80	80
	1	Main Pharmacy Area	1,500	1,500
	1	Office, Pharmacist	110	110
	1	Restroom - Staff	55	55
<b>MEDICAL RECORDS</b>				1,613
	1	Waiting/Reception	110	110
	1	Office, Manager	110	110
	1	Work Area	650	650
	90	Chart Storage (units)	8.25	743
<b>MEDI-CAL ELIGIBILITY &amp; ADMINISTRATION</b>				800
	2	Waiting, Manager (chairs)	20	40
	1	Office, Clinic Manager	110	110
	1	Work Station, Clinic Manager's Clerk	65	65
	1	Office, Asst. Nurse Mgr. (Shared)	110	110
	1	Workroom	110	110
	4	Waiting, SSA (chairs)	20	80
	2	Office, SSA Eligibility Worker	110	220
	1	Work Station, SSA Clerk	65	65
<b>SHARED SERVICES</b>				1,930
	1	Conference Room	650	650
	1	Conference Room Storage	150	150
	1	Receiving Area	400	400
	2	Receiving Work Area	65	130
	2	Staff Breakroom	300	600
<b>BUILDING SUPORT</b>				2,410
	1	Main Lobby	200	200
	3	Public Phone Alcove	20	60
	1	Wheelchair Alcove	45	45
	3	Drinking Fountain	15	45
	2	Janitorial Closet	100	200
	1	Janitorial Storage	100	100
	1	Voice/Data - Switch Room/Security Equip	300	300
	4	Voice/Data - Floor Room	80	320
	4	Restrooms, Public	160	640
	2	Electrical & Mechanical (excl Penthouse)	250	500
<b>TOTAL NET ASSIGNABLE SQ FT</b>				28,619
<b>TOTAL BUILDING GROSS SQ FT</b>				50,000
(includes allowance for public and departmental circulation, public and service elevators, elevator machine rooms, stairs, etc.; excludes penthouse)				